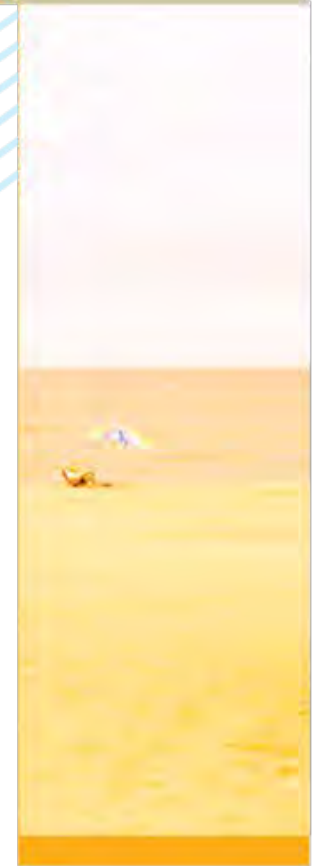




THE SUSSEX PLAN

SUSSEX COUNTY COMPREHENSIVE PLAN COUNTY COUNCIL WORKSHOP



April 11, 2018



FUTURE LAND USE



FUTURE LAND USE



Today's Agenda

- ▶ What is the Future Land Use Element
- ▶ Review of Our Approach
- ▶ Review of Land Use Classifications
- ▶ Future Land Use Analysis and Discussion
- ▶ Review of Goals, Objectives, and Strategies
- ▶ Begin Conservation Element
- ▶ Next Steps

FUTURE LAND USE



Future Land Use is the Heart of the Plan

- ▶ Most influential part of the Comprehensive Plan
- ▶ Designates what parts of the County are intended to be growth areas and preservation areas
 - Designated growth areas and preservation areas also influence state policy on growth management strategies and how the state allocates infrastructure spending
- ▶ The Future Land Use Element connects to all of the elements contained within the Comprehensive Plan

FUTURE LAND USE



Future Land Use Plan vs. Zoning

- ▶ Future Land Use Plan planning areas are not zoning districts
 - Land within future land use plan areas may include parts of two or more zoning districts
- ▶ County zoning regulations carry out the Future Land Use Plan
- ▶ Zoning ordinance contains the detailed regulations for implementing the future land use plan policies on land development and conservation
- ▶ Today's focus will be on future land use, not zoning

FUTURE LAND USE



Approach – Developing the Future Land Use Map

- ▶ Guided by the Vision Statement
- ▶ Opportunities and constraints include physical and environmental features, traffic and roadway conditions, long-term land use designations, and community destinations

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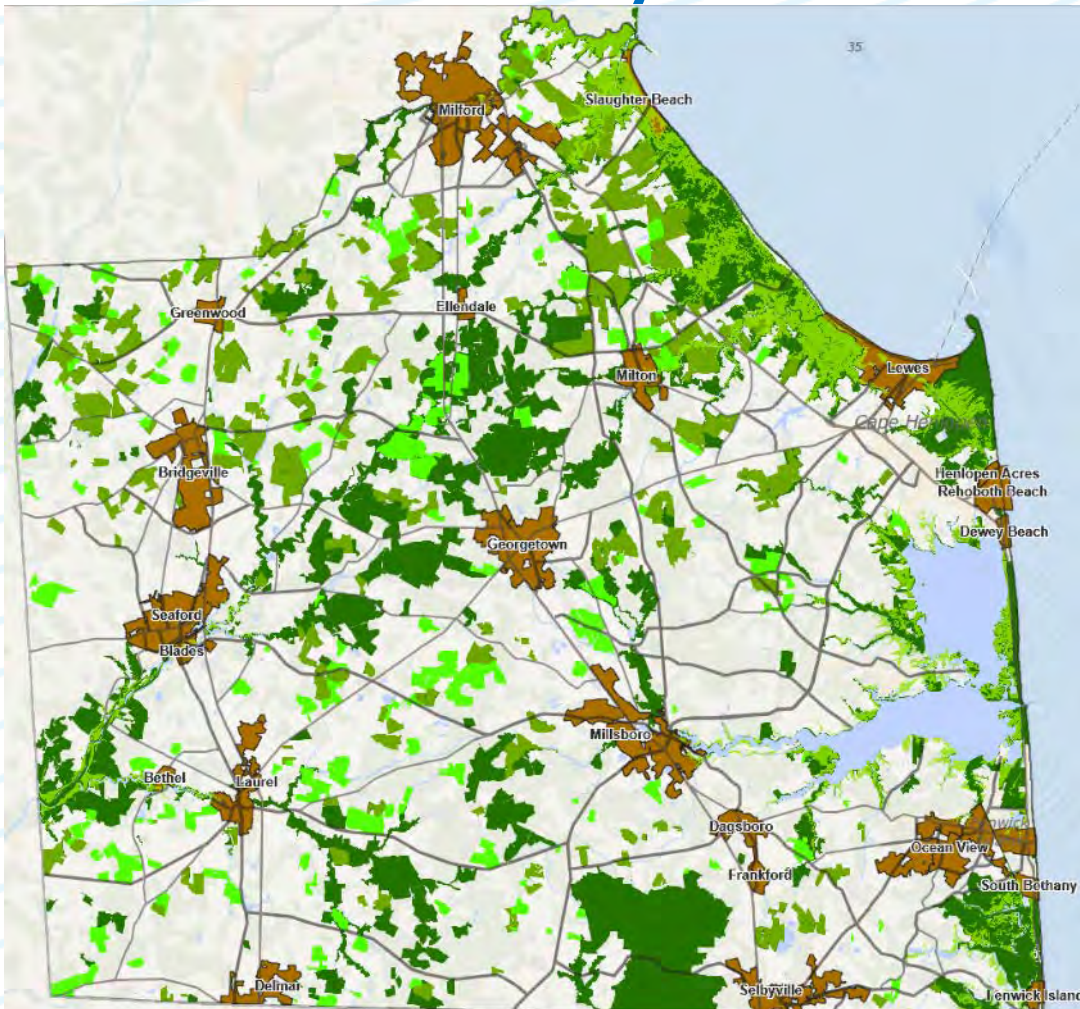
Constraints Analysis

- ▶ Water bodies
- ▶ Protected lands
- ▶ Agricultural easements
- ▶ Nature preserves
- ▶ State and Federal land
- ▶ Other protected easements
- ▶ Tidal wetlands

FUTURE LAND USE



Constraints Analysis



Legend:

- Municipalities
- National Wetland Inventory - Coastal
- Estuarine Vegetated
- Palustrine Tidal Emergent
- Palustrine Tidal Forested
- Palustrine Tidal Scrub/Shrub
- Ag. Preservation District
- Ag. Preservation Easement
- Protected Land
- Waterbody

FUTURE LAND USE



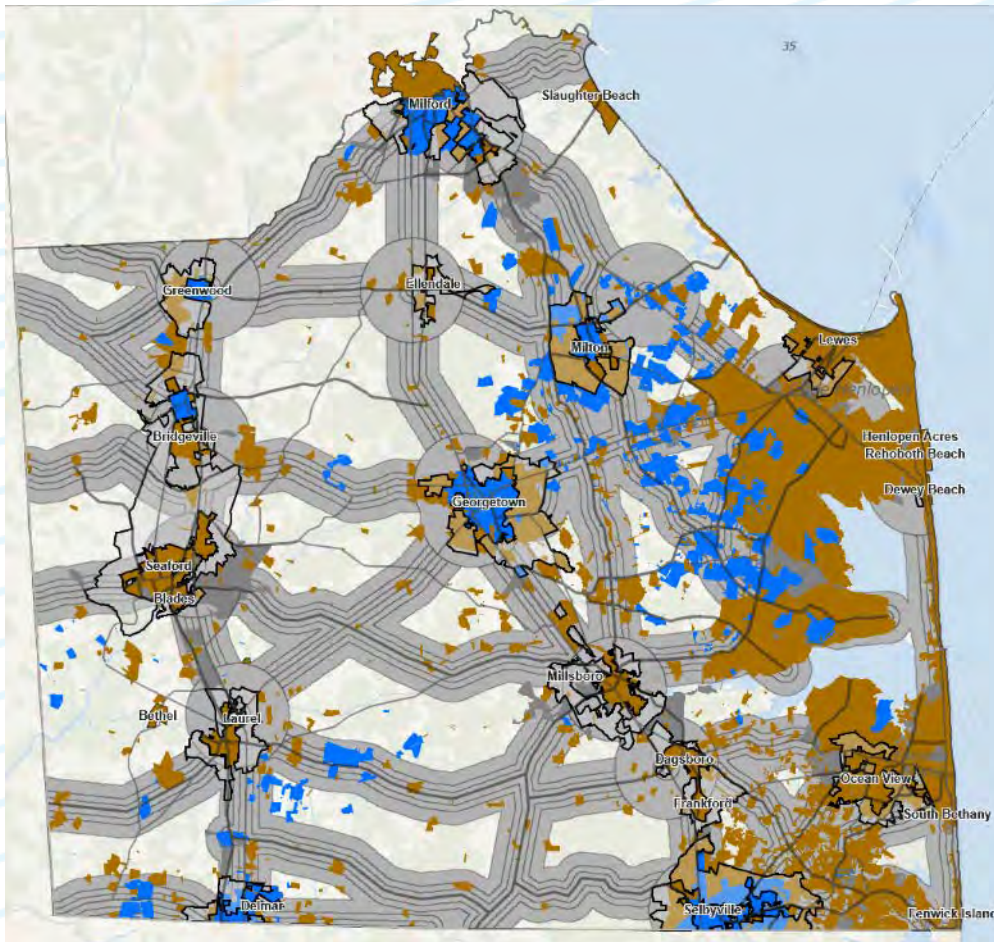
Opportunity Analysis

- ▶ Annexation areas
- ▶ Proximity to roads
- ▶ Proximity to a major intersection
- ▶ Areas with water service
- ▶ Areas with sewer service
- ▶ Census urban areas

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Opportunity Analysis



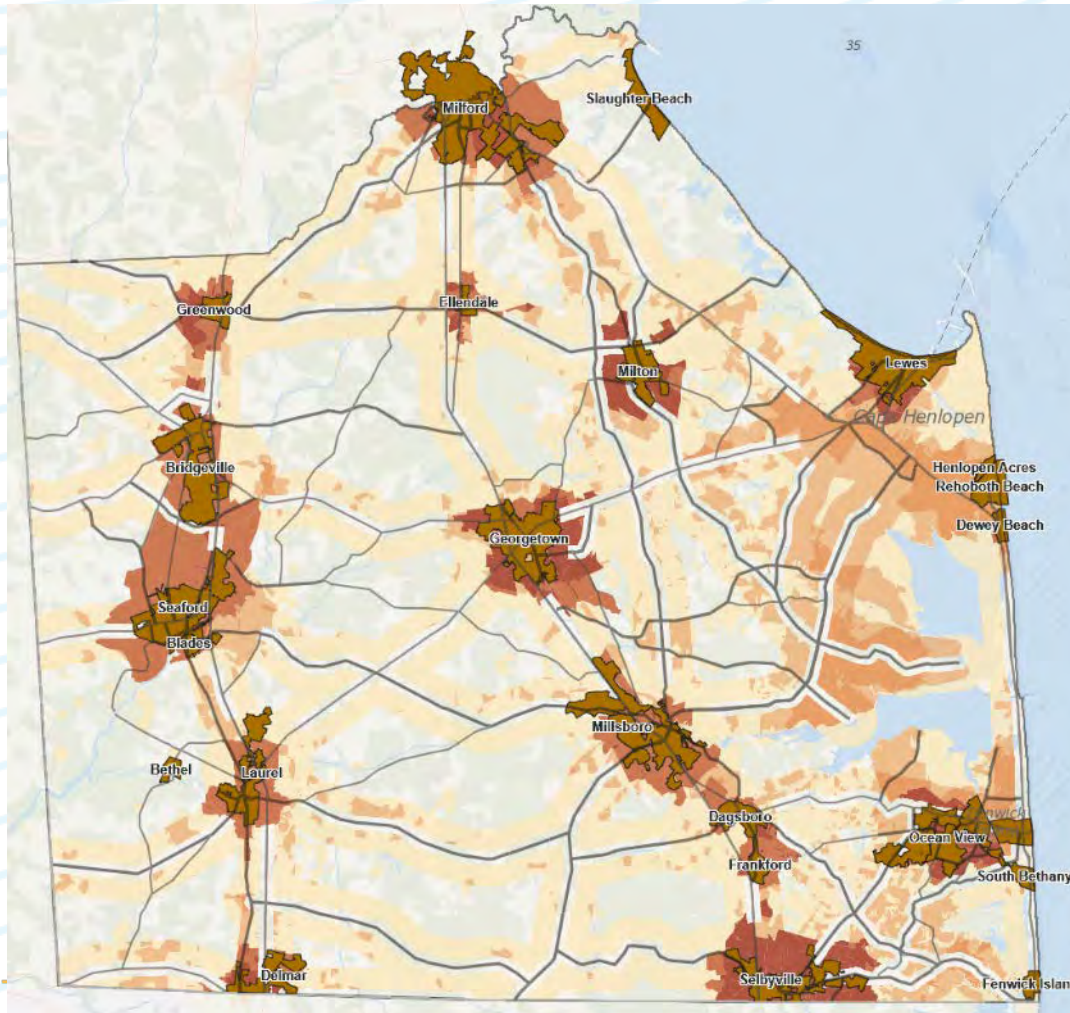
Legend:

- Municipal Annexation Areas
- Water/Waste Water CPCN Overlap
- Water OR Waste Water CPCN No Overlap
- Urbanized Areas
- Transportation Buffers

FUTURE LAND USE



Opportunities for Development



- High Opportunity
- Moderately-High Opportunity
- Moderate Opportunity
- Moderately-Low opportunity
- Low Opportunity

FUTURE LAND USE



Structure of Future Land Use Plan

- ▶ Growth Areas
 - Town Center
 - Developing Area
 - Commercial Area
 - Industrial Area

- ▶ Review
 - EXISTING: Environmentally Sensitive Developing Area (ESDA)
 - PROPOSED: Coastal Area
 - FOR DISCUSSION: Mixed Residential Area

- ▶ Rural Areas
 - Low Density Area
 - Protected Land
 - Agricultural Preservation Easement
 - Agricultural Preservation District

FUTURE LAND USE



Growth Area: Town Center

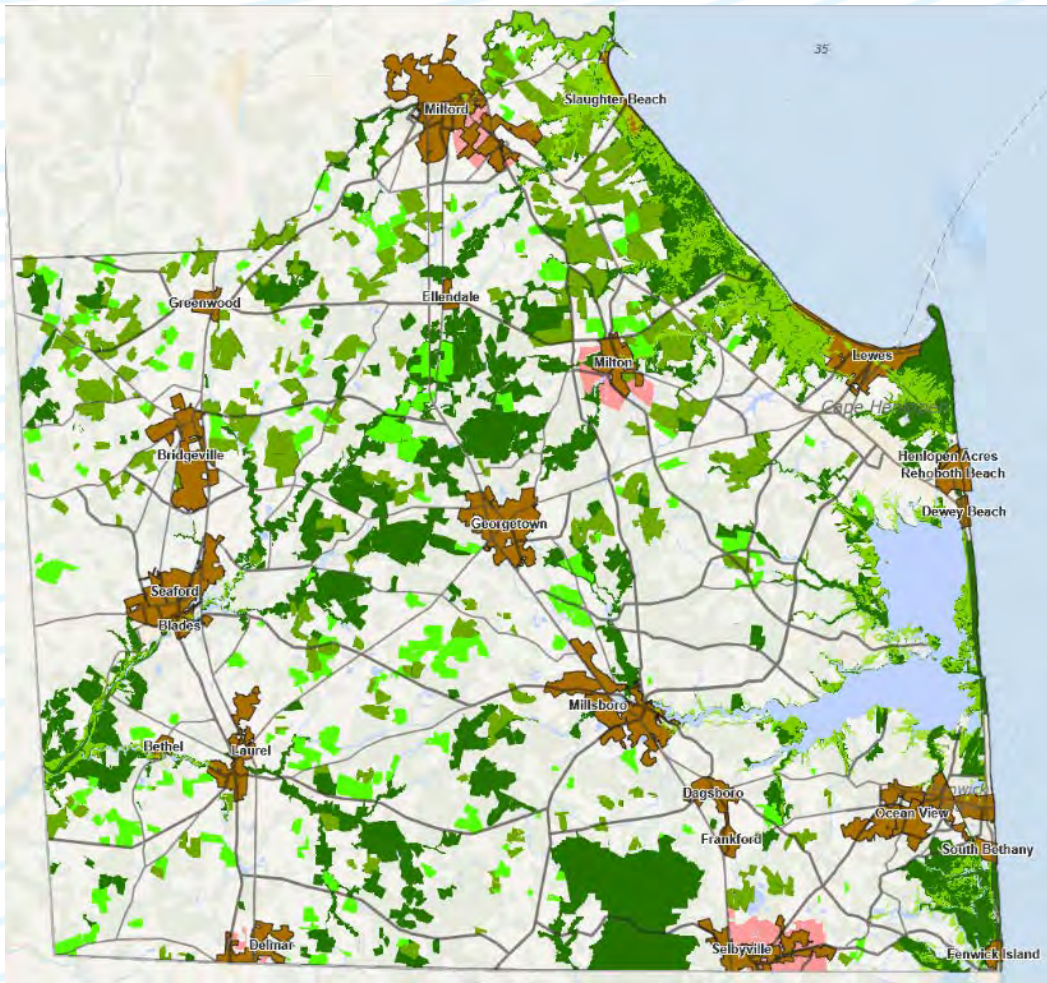
(High Opportunity areas)

- ▶ Clustered around incorporated municipalities and in unincorporated/annexation areas
- ▶ Range of housing types: single family, townhomes and multi-family
- ▶ Small scale commercial and office
- ▶ Limited and light industrial
- ▶ Mixed-use development
- ▶ Density: 4–12 DU per acre
 - Cluster option available
- ▶ Central water and sewer is strongly encouraged
 - If not available, densities should be limited to 2 DU per acre.

FUTURE LAND USE



Growth Area: Town Center



Legend:

- MT - Town Center
- Municipalities
- Ag. Preservation District
- Ag. Preservation Easement
- Protected Land
- Waterbody

FUTURE LAND USE



Growth Area: Developing Area

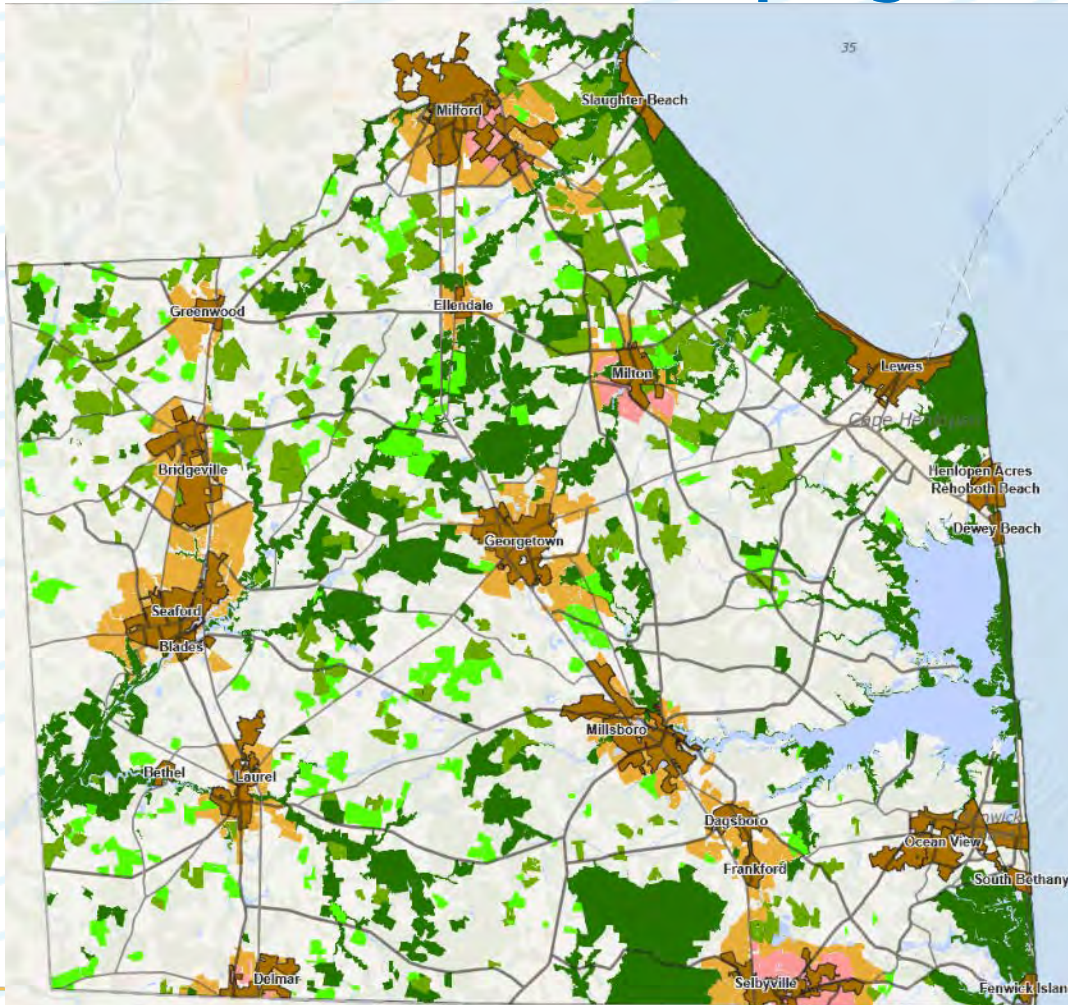
(Moderately-High Opportunity areas)

- ▶ New emerging growth areas
- ▶ Range of housing: single family, townhome and multi-family
- ▶ Commercial and office
- ▶ Limited and light industrial
- ▶ Mixed-use development
- ▶ Business and industrial parks where there is good access and few nearby homes
- ▶ Density: 2 DU per acre permitted
 - Density bonus options for certain zoning district
 - Cluster option available
- ▶ Master planning is encouraged for large parcels
- ▶ Central water and sewer is strongly encouraged
 - If not available, densities should be limited to 2 DU per acre

FUTURE LAND USE



Growth Area: Developing Area



Legend:

- MT - Developing Area
- Ag. Preservation District
- MT - Town Center
- Ag. Preservation Easement
- Municipalities
- Protected Land
- Waterbody

FUTURE LAND USE



Growth Area: Coastal Area

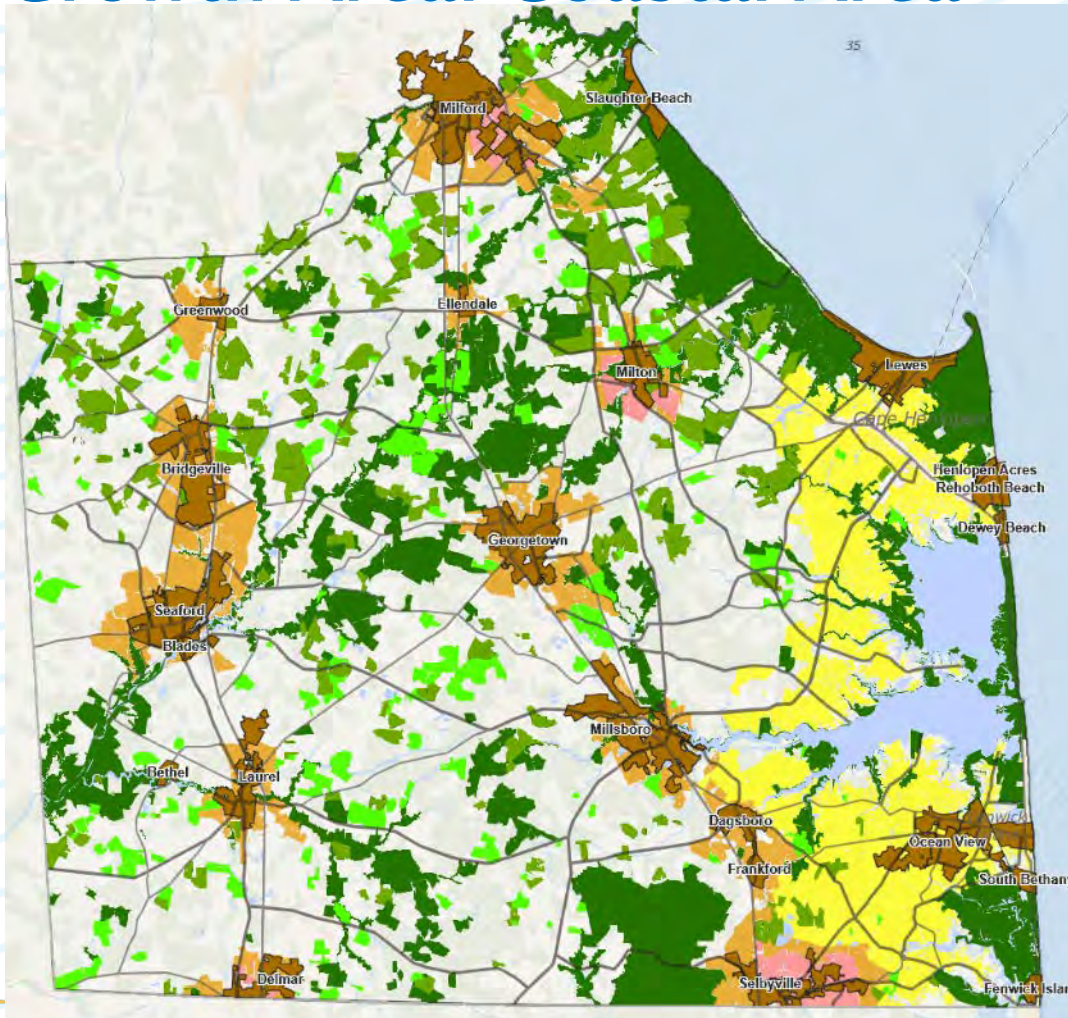
(Moderate Opportunity areas)

- ▶ Primarily encompassed areas on the eastern side of the County, mainly within the existing (and proposed) ESDA boundaries
- ▶ Previous Council discussion involved keeping or renaming the ESDA land use classification
- ▶ Opportunities and constraints analysis revealed a similar area for coastal development and protection
- ▶ Suggest the creation of a new land use classification called Coastal Area, which would replace ESDA
- ▶ Current ESDA classification language would still apply to these Coastal Areas, with minor changes

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Growth Area: Coastal Area



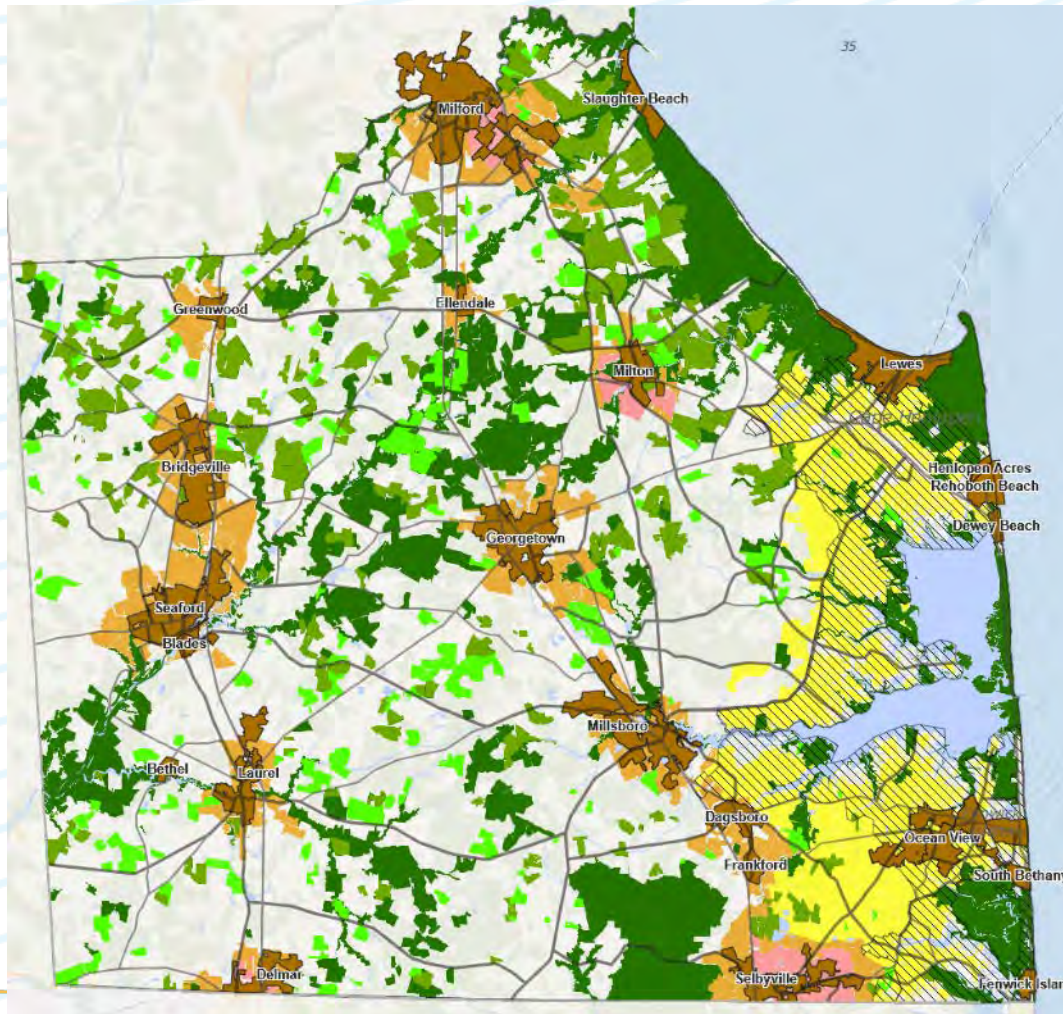
Legend:

- MT - Coastal Area
- Ag. Preservation District
- MT - Developing Area
- Ag. Preservation Easement
- MT - Town Center
- Protected Land
- Municipalities
- Waterbody

FUTURE LAND USE



Growth Area: Coastal Area with Existing ESDA Overlay



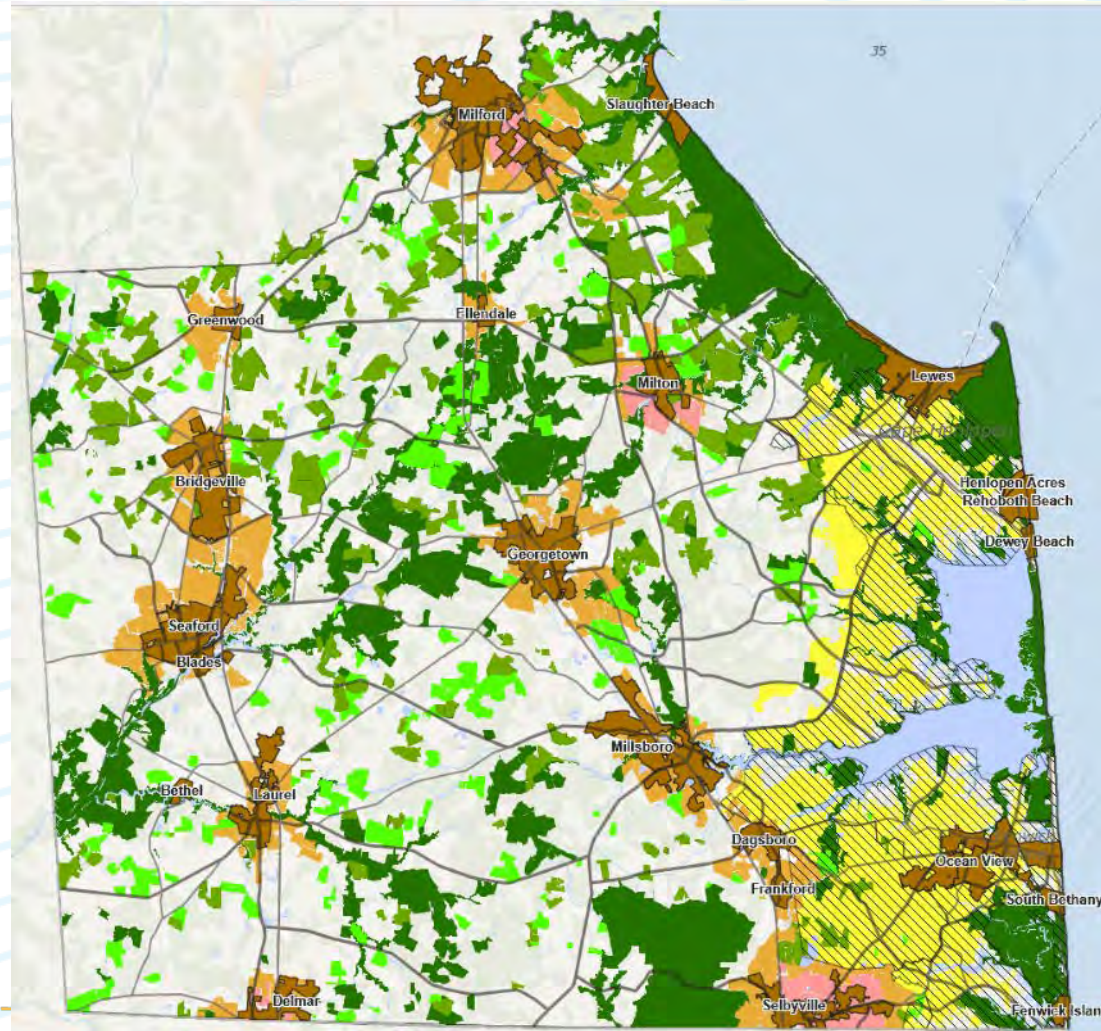
Legend:

- MT - ESDA - Existing
- Ag. Preservation District
- MT - Coastal Area
- Ag. Preservation Easement
- MT - Developing Area
- Protected Land
- MT - Town Center
- Waterbody
- Municipalities







FUTURE LAND USE



Growth Area: Coastal Area with Existing & Proposed ESDA Overlay



Legend:

- MT - ESDA - Added
- Ag. Preservation District
- 
- MT - ESDA - Existing
- Ag. Preservation Easement
- 
- MT - Coastal Area
- Protected Land
- 
- MT - Developing Area
- Waterbody
- 
- MT - Town Center
- 
- Municipalities
- 

FUTURE LAND USE



Growth Area: Coastal Area (Renamed from ESDA)

- ▶ Highly desirable and ecologically important areas around Rehoboth Bay, Indian River Bay, and Little Assawoman Bay
- ▶ Applicants for development of a minimum size should continue to provide information that analyzes the development's potential environmental impacts; including effects on stormwater runoff, nitrogen and phosphorous loading, wetlands, woodlands, wastewater treatment, water systems, and other matters that affect the ecological sensitivity of the inland bays
 - Include additional requirements for development within 1,000 feet of coastal wetlands?
- ▶ Range of housing: single family, townhome and multi-family
- ▶ Retail and office uses
- ▶ Large shopping centers and office parks confined to selected locations with access to arterial roads (For discussion)
- ▶ Mixed-use
- ▶ Density: 2 DU per acre
 - Underlying zoning districts may allow for higher density
 - Density bonus option
- ▶ Master planning is encouraged for large parcels

FUTURE LAND USE



Growth Area: Mixed Residential Area

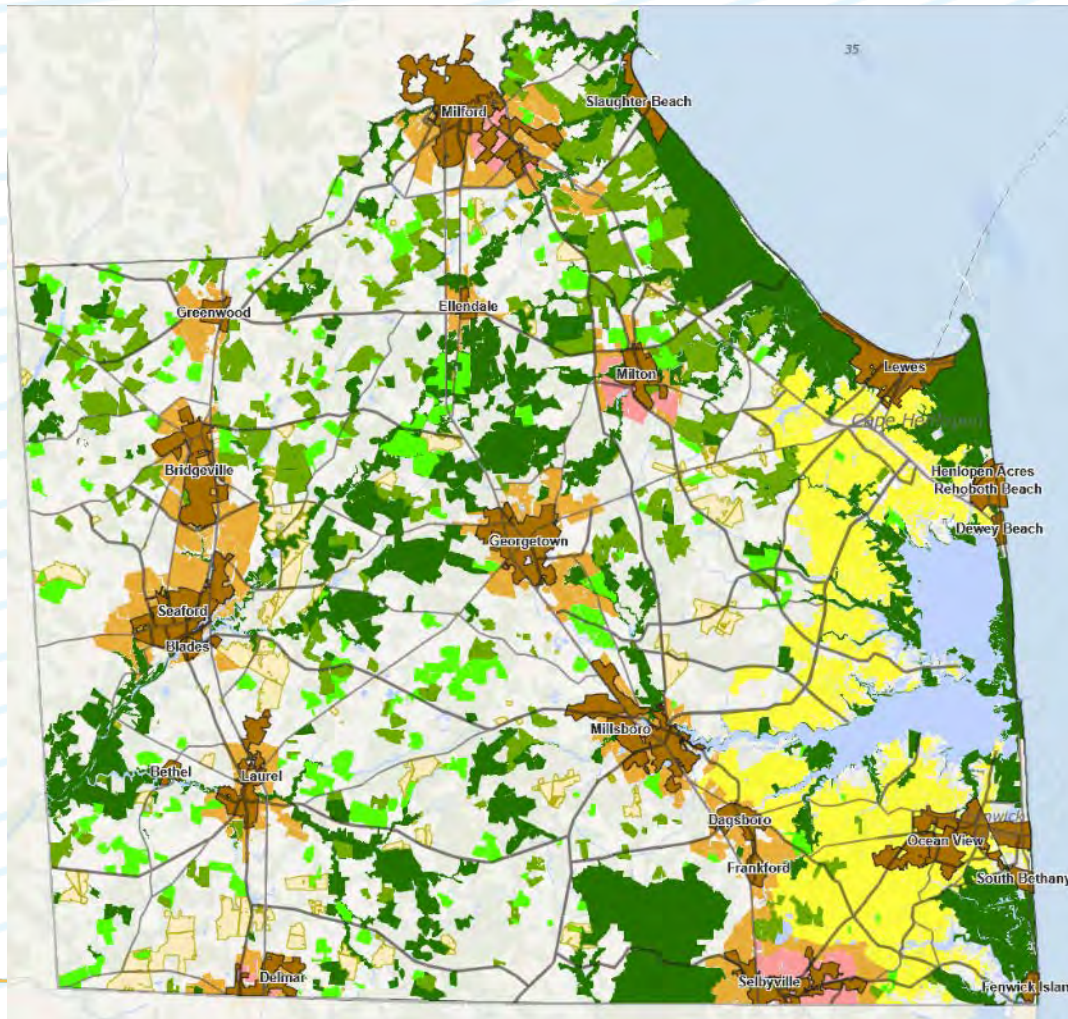
(Moderately–Low Opportunity areas)

- ▶ Existing residential development under the current General Residential and Medium Density Residential zoning districts
- ▶ Range of housing: single family, townhome and multi-family
- ▶ Density: 2 –12 DU per acre
- ▶ Master planning is encouraged for large parcels
- ▶ Central water and sewer is strongly encouraged
 - If not available, densities should be limited to 2 DU per acre

FUTURE LAND USE



Growth Area: Mixed Residential Area



Legend:

- MT - Mixed Residential Area
- Ag. Preservation District
- MT - Coastal Area
- Ag. Preservation Easement
- MT - Developing Area
- Protected Land
- MT - Town Center
- Waterbody
- Municipalities

FUTURE LAND USE



Growth Area: Mixed Residential Area

- ▶ Opportunities and constraints analysis did not identify areas for Mixed Residential
- ▶ However, land use criteria for Mixed Residential is consistent with areas currently zoned M-R and G-R
- ▶ In order to be consistent with underlying land use, planning team applied the Mixed Residential land use classification to those areas with existing development

FUTURE LAND USE



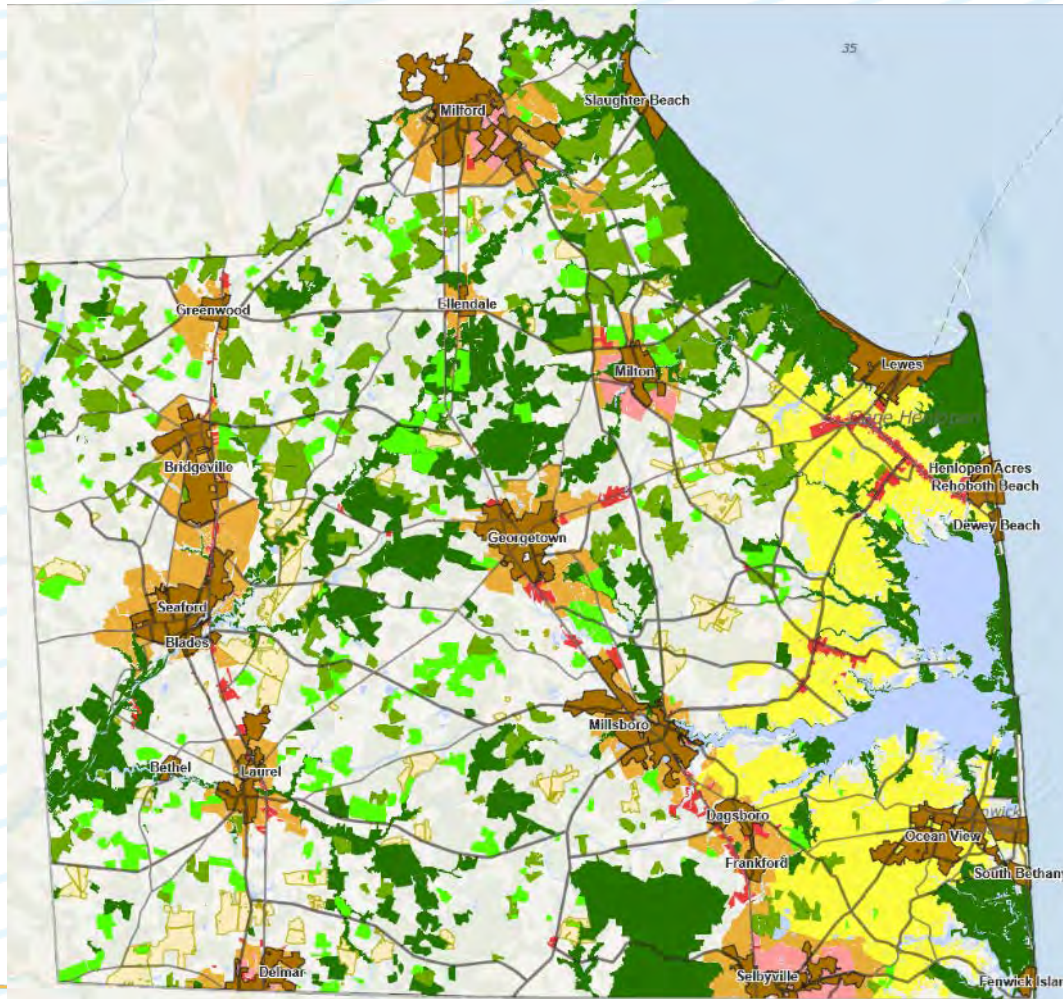
Growth Area: Commercial Area

- ▶ Concentrated along major roadway corridors
- ▶ Retail & service centers, hotels, motels, car washes, auto dealerships, lumberyards, and other large scale commercial uses
- ▶ Mixed-use development
- ▶ Commercial Residential
- ▶ New Commercial
- ▶ Identified opportunities near existing and future commercial corridors to include adjacent or nearby residential development

FUTURE LAND USE



Growth Area: Commercial Area



Legend:

- MT - Commercial
- Municipalities
- MT - Mixed Residential Area
- Ag. Preservation District
- MT - Coastal Area
- Ag. Preservation Easement
- MT - Developing Area
- Protected Land
- MT - Town Center
- Waterbody

FUTURE LAND USE



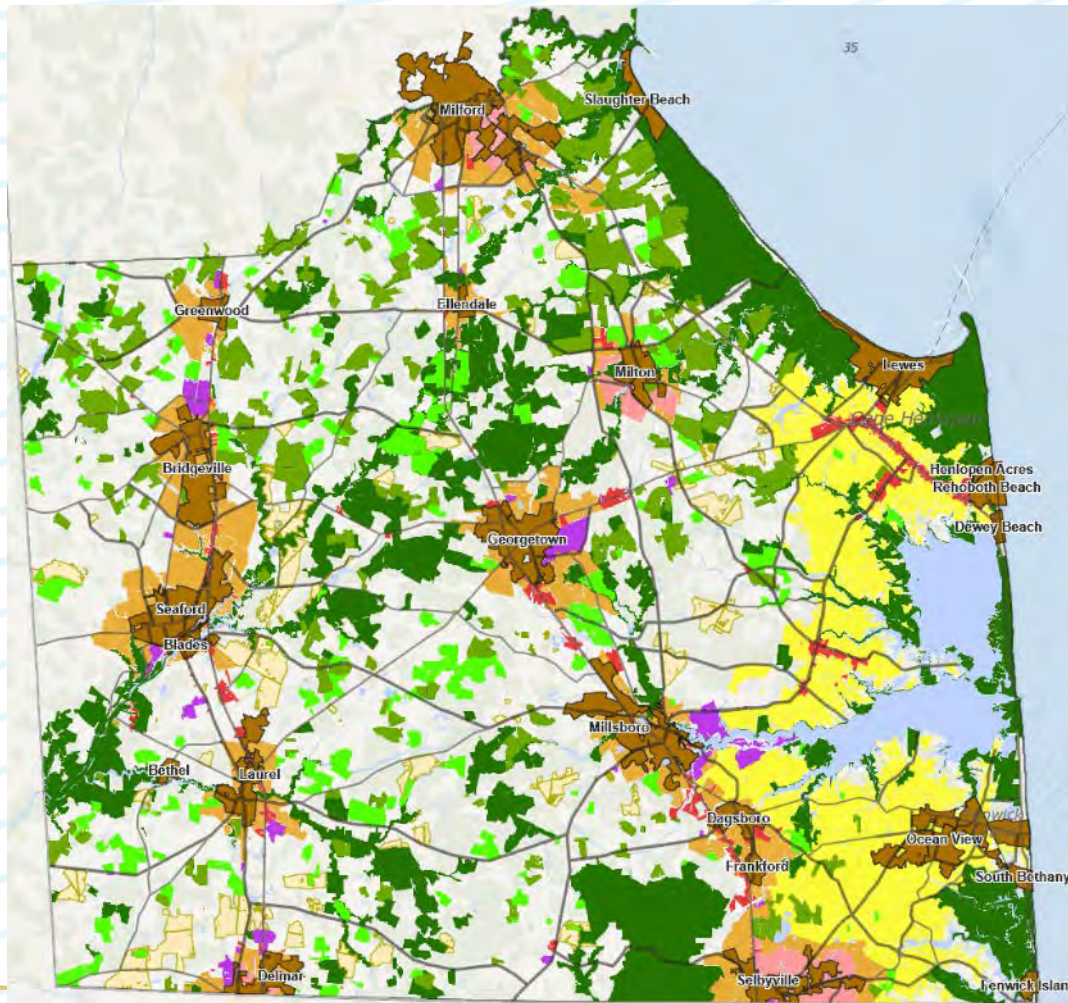
Growth Area: Industrial Area

- ▶ Heavier and light industry
- ▶ Warehousing and flex space
- ▶ Could be industrial parks or business parks
- ▶ Commercial Residential
- ▶ New Commercial

FUTURE LAND USE



Growth Area: Industrial Area



Legend:

- MT - Industrial Area
- MT - Commercial
- MT - Mixed Residential Area
- MT - Coastal Area
- MT - Developing Area
- MT - Town Center
- Municipalities
- Ag. Preservation District
- Ag. Preservation Easement
- Protected Land
- Waterbody

FUTURE LAND USE



Rural Area: Low Density Area

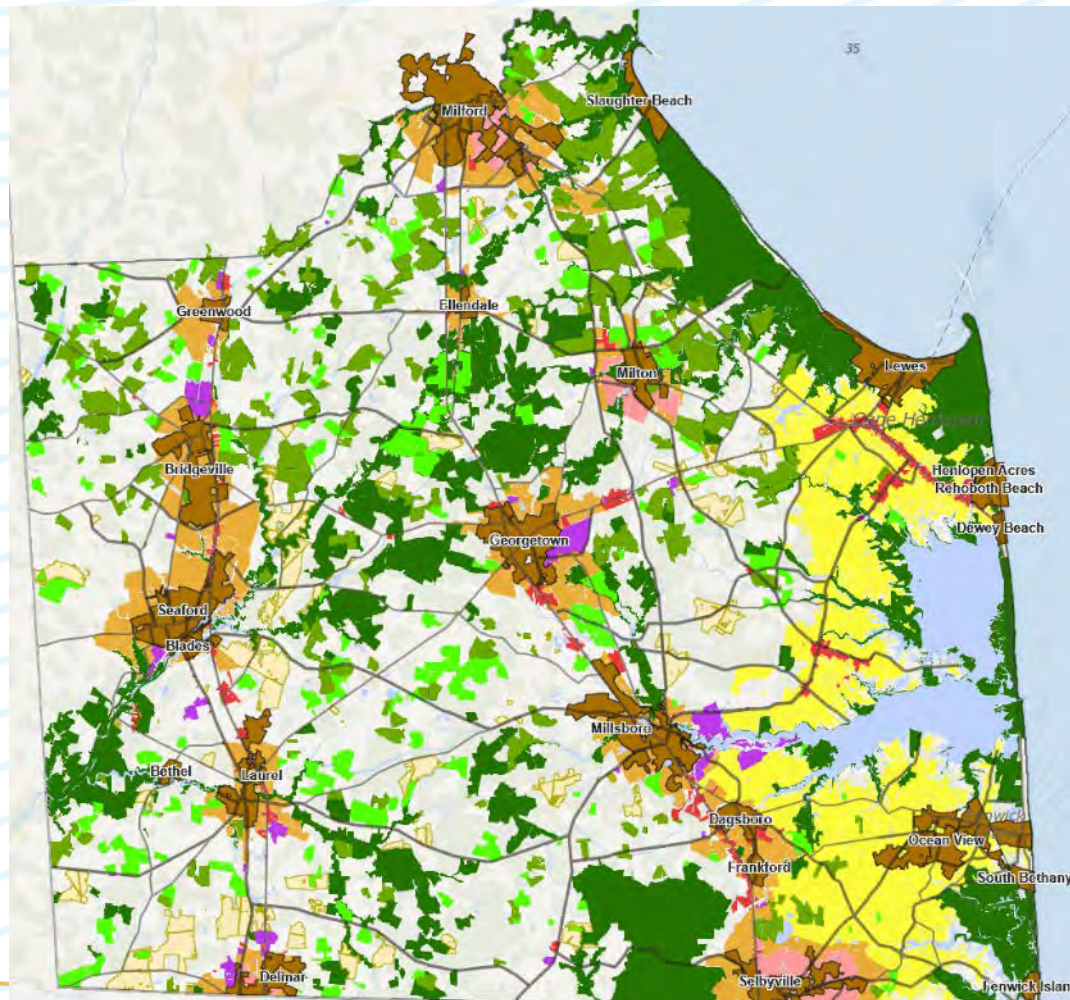
(Low Opportunity areas)

- ▶ Zoned AR-1
- ▶ Single family at 2 DU per acre
- ▶ Maintain open spaces and agricultural activities
- ▶ Development where lots are no smaller than $\frac{3}{4}$ acre can be accommodated in this planning area without central sewers. Other development should require central sewer service.

FUTURE LAND USE



Rural Area: Low Density Area



Legend:

- MT - Low Density
- MT - Industrial Area
- MT - Commercial
- MT - Mixed Residential Area
- MT - Coastal Area
- MT - Developing Area
- MT - Town Center
- Municipalities
- Ag. Preservation District
- Ag. Preservation Easement
- Protected Land
- Waterbody

FUTURE LAND USE



Future Land Use Analysis and Discussion

FUTURE LAND USE



Future Land Use Chapter Outline

- ▶ Existing Land Use
- ▶ Development Trends
- ▶ Future Land Use Plan
- ▶ Future Land Use Map
- ▶ Implementation Strategies
- ▶ Goals, Objectives, and Strategies

FUTURE LAND USE



2018 Future Land Use Goals

- ▶ Goal 4.1 Manage the impacts of future growth and development to better preserve the rural areas of the County.
- ▶ Goal 4.2 Ensure quality growth and development by planning and developing infrastructure and services in the County to complement State and local planning efforts.
- ▶ Goal 4.3 Identify and designate future development areas in a manner that protects the County's natural and cultural resources from the adverse impacts of development as outlined in the Conservation and Historic Preservation elements.
- ▶ Goal 4.4 Minimize the adverse impacts of future development on existing development.
- ▶ Goal 4.5 Recognize the importance of the agricultural land base of the County.

FUTURE LAND USE



2018 Future Land Use Goals and Objectives

- ▶ Goal 4.1 Manage the impacts of future growth and development to better preserve the rural areas of the County.
 - Objective 4.1.1 Promote growth and development in areas where capital facilities and infrastructure are already available and adequate to support the growth, including incorporated municipalities that desire it and their future annexation areas.
 - Objective 4.1.2 Discourage incompatible land uses through the enforcement of existing land use controls, or through the development of new controls, where appropriate.
 - Objective 4.1.3 Promote commercial and industrial development in designated commercial, office, and industrial areas in a scale/intensity/distance appropriate to adjacent residential neighborhoods.
 - Objective 4.1.4 Encourage redevelopment and infill development in existing developed areas.

FUTURE LAND USE



2018 Future Land Use Goals and Objectives

- ▶ Goal 4.2 Ensure quality growth and development by planning and developing infrastructure and services in the County to complement State and local planning efforts.
 - Objective 4.2.1 Engage in planning that considers the efficient location of public services and infrastructure.
 - Objective 4.2.2 Facilitate more intergovernmental coordination efforts so that development and infrastructure expansion takes a regional approach rather than a site-specific approach.
 - Objective 4.2.3 Consider planning measures that provide a means for financing and constructing public improvements and community facilities.

FUTURE LAND USE



2018 Future Land Use Goals and Objectives

- ▶ Goal 4.3 Identify and designate future development areas in a manner that protects the County's natural and cultural resources from the adverse impacts of development as outlined in the Conservation and Historic Preservation elements.
 - Objective 4.3.1 Consider incentive-based strategies for preserving environmental areas from development.
 - Objective 4.3.2 Promote new development that incorporates preserved usable open space and mitigates for the protection or replacement of environmental resources in subdivision design.

FUTURE LAND USE



2018 Future Land Use Goals and Objectives

- ▶ Goal 4.4 Minimize the adverse impacts of future development on existing development.
 - Objective 4.4.1 Ensure that new development complements the character of the existing surrounding communities.

FUTURE LAND USE



2018 Future Land Use Goals and Objectives

- ▶ Goal 4.5 Recognize the importance of the agricultural land base of the County.
 - Objective 4.5.1 Develop incentives for the preservation of agriculture or forestry lands.
 - Objective 4.5.2 Reduce the challenges placed on farmers by new development.
 - Objective 4.5.3 Increase the acreage of permanently preserved farm and forestland in the County.

FUTURE LAND USE



2018 Future Land Use Strategies

- ▶ Objective 4.1.1 Promote growth and development in areas where capital facilities and infrastructure are already available and adequate to support the growth, including incorporated municipalities that desire it and their future annexation areas.
 - Strategy 4.1.1.1 Continue use of County density bonus program and evaluate the program's effectiveness.
 - Strategy 4.1.1.2 Consider development of incentives to direct growth to Growth Areas and that will result in conservation of other areas.

FUTURE LAND USE



2018 Future Land Use Strategies

- ▶ Objective 4.1.2 Discourage incompatible land uses through the enforcement of existing land use controls, or through the development of new controls, where appropriate.
 - Strategy 4.1.2.1 Consider waiving requirements and fees for down-zoning to AR1.

FUTURE LAND USE



2018 Future Land Use Strategies

- ▶ Objective 4.1.3 Promote commercial and industrial development in designated commercial, office, and industrial areas in a scale/intensity/distance appropriate to adjacent residential neighborhoods.
 - Strategy 4.1.3.1 Consider development of a commercial planned development ordinance that requires a review and approval of a site plan at the same time as a zoning change is proposed.
 - Strategy 4.1.3.2 Revise the zoning code for commercial districts to include sub-districts, defining types of commercial uses.
 - Strategy 4.1.3.3 Revisit code to consider a mixed-use zoning district.

FUTURE LAND USE



2018 Future Land Use Strategies

- ▶ Objective 4.1.4 Encourage redevelopment and infill development in existing developed areas.
 - Strategy 4.1.4.1 Determine if there are incentives that can be established for developers that propose redevelopment, including brownfield sites.

FUTURE LAND USE



2018 Future Land Use Strategies

- ▶ Objective 4.2.1 Engage in planning that considers the efficient location of public services and infrastructure.
 - Strategy 4.2.1.1 Establish future public sewer service areas that will help preserve open space by promoting orderly growth rather than unplanned sprawl.
 - Strategy 4.2.1.2 Identify areas that are served with adequate electricity, natural gas, and fiber optic infrastructure for rezoning to LI1 and LI2 uses.

FUTURE LAND USE



2018 Future Land Use Strategies

- ▶ Objective 4.2.2 Facilitate more intergovernmental coordination efforts so that development and infrastructure expansion takes a regional approach rather than a site-specific approach.
 - Strategy 4.2.2.1 Coordinate with DeIDOT on road improvements and other transportation projects.
 - Strategy 4.2.2.2 Continue coordination with the County's 25 towns and cities, with particular focus on annexation, municipal zoning, future utility service areas, road improvements, large development applications, and historic preservation.

FUTURE LAND USE



2018 Future Land Use Strategies

- ▶ Objective 4.2.3 Consider planning measures that provide a means for financing and constructing public improvements and community facilities.
 - Strategy 4.2.3.1 Consider a path forward for citizen-driven special development and tax districts to help fund improvements to off-site infrastructure such as roads and intersections.

FUTURE LAND USE



2018 Future Land Use Strategies

- ▶ Objective 4.3.1 Consider incentive-based strategies for preserving environmental areas from development.
 - Strategy 4.3.1.1 Consider working with stakeholders to develop buffer incentives or a program for tidal wetlands and waterways.
 - Strategy 4.3.1.2 Evaluate the County density bonus program to determine ways to better encourage use of the program and close loop holes associated with its implementation.
 - Strategy 4.3.1.3 Consider the expansion of the density bonus program into other districts in order to obtain funds for open space and natural resource preservation.

FUTURE LAND USE



2018 Future Land Use Strategies

- ▶ Objective 4.3.2 Promote new development that incorporates preserved usable open space and mitigates for the protection or replacement of environmental resources in subdivision design.
 - Strategy 4.3.2.1 Improve the cluster development ordinance.
 - Strategy 4.3.2.2 Consider deletion of tidal wetlands from density calculations in the **ESDA Coastal Area land use classification**.
 - Strategy 4.3.2.3 Strengthen County development regulations to ensure that open space dedicated by developers contains contiguous open space to facilitate environmental protection and/or passive recreation.
 - Strategy 4.3.2.4 Consider revisiting code to determine if modifications are needed to open space requirements or if incentives can be developed to promote less fragmentation of open space.

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2018 Future Land Use Strategies

- ▶ Objective 4.4.1 Ensure that new development complements the character of the existing surrounding communities.
 - Strategy 4.4.1.1 Reevaluate use of 20 foot landscaped buffers between new developments and adjacent uses to determine if buffer size is adequate/reasonable.
 - Strategy 4.4.1.2 Consider revisiting height limits in the code for residential and commercial districts to determine if heights are accurate for such districts and uses, as well as determining if the method for measuring height should be revised.
 - Strategy 4.4.1.3 Review zoning code to determine if modifications are needed to permit new styles of housing such as tiny house construction to be developed in the code as they appear.

FUTURE LAND USE



2018 Future Land Use Strategies

- ▶ Continued: Objective 4.4.1 Ensure that new development complements the character of the existing surrounding communities.
 - Strategy 4.4.1.4 Review zoning code to determine if modifications are needed to permit agrihood-style development where appropriate in the County.
 - Strategy 4.4.1.5 Encourage master planning for large-scale developments on large parcels or groups of parcels in the ~~ESDA~~ Coastal Area, Developing Area, and Mixed Residential Area land use classifications to provide flexibility in design.

FUTURE LAND USE



2018 Future Land Use Strategies

- ▶ Objective 4.5.1 Develop incentives for the preservation of agriculture or forestry lands.
 - Strategy 4.5.1.1 Promote and expand land use, zoning and conservation policies and incentives that keep agriculture economically viable in Sussex County.
 - Strategy 4.5.1.2 Explore incentives that the County could offer landowners (e.g. property tax exemption) to encourage long-term forest management.

FUTURE LAND USE



2018 Future Land Use Strategies

- ▶ Objective 4.5.2 Reduce the challenges placed on farmers by new development.
 - Strategy 4.5.2.1 Establish voluntary agri-business areas that are centered around existing infrastructure in AR-1 zoning in western Sussex allow food processing, feed mills, and technology operations or other compatible uses.
 - Strategy 4.5.2.2 Ensure that the zoning ordinance accommodates agribusiness uses in appropriate locations, including businesses that promote new uses for agricultural products and byproducts.

FUTURE LAND USE



2018 Future Land Use Strategies

- ▶ Objective 4.5.3 Increase the acreage of permanently preserved farm and forestland in the County.
 - Strategy 4.5.3.1 Encourage more farm owners to enroll in a voluntary State Agricultural Preservation District or similar program.
 - Strategy 4.5.3.2 Work with the Delaware Department of Agriculture Department to preserve more Sussex County farms through agricultural preservation easements and maximize the value of the compensation paid to the landowners.
 - Strategy 4.5.3.3 Coordinate agricultural preservation acquisitions with other current and future adjacent uses.

FUTURE LAND USE



2018 Future Land Use Strategies

- ▶ Objective 4.5.3 Increase the acreage of permanently preserved farm and forestland in the County.
 - Strategy 4.5.3.4 Support and promote the Forest Legacy Program and other programs that sustain and protect working forests.
 - Strategy 4.5.3.5 Consider renewal of the County's contribution to the State Farmland Preservation Program and other federal or state programs that require a match.
 - Strategy 4.5.3.6 Promote farm easement programs by the State, NRCS, and private land conservancies.

FUTURE LAND USE



2018 Future Land Use Strategies

- ▶ Objective 4.5.3 Increase the acreage of permanently preserved farm and forestland in the County.
 - Strategy 4.5.3.7 Promote Delaware's Urban and Community Forestry Program to preserve and enhance Delaware's community forests.
 - Strategy 4.5.3.5 Consider renewal of the County's contribution to the State Farmland Preservation Program and other federal or state programs that require a match.

FUTURE LAND USE



Implementation Strategies

- ▶ Incentivizing Well-Planned Growth and Conservation
- ▶ Supporting Agricultural Land Use and Agricultural Preservation
- ▶ Promoting Appropriate Commercial and Industrial Development



NEXT STEPS



FUTURE WORKSHOP SCHEDULING



- ▶ **Upcoming elements:**
 - Conservation, Community Design, Economic Development
- ▶ **Future Workshops:**
 - April 18 & 25
- ▶ **All meetings are anticipated to be held on Wednesdays between 9:30 a.m. and 3:00 p.m.**